

MINUTES OF THE CITY OF LAS VEGAS HOUSING AUTHORITY COMMISSION MEETING HELD ON WEDNESDAY
SEPTEMBER 16, 2020 AT 5:00 P.M. IN THE CITY COUNCIL CHAMBERS.

CHAIRMAN:

Louie A. Trujillo

COMMISSIONERS:

David Ulibarri Jr.
Michael Montoya
David Romero
Elaine Rodriguez

ALSO PRESENT:

Scott Aaron, City Attorney
Terry Baca, Executive Director NRHA
Natasha Martinez, Deputy Director NRHA
Barbara Padilla, Site Manager

CALL TO ORDER

Meeting was called to order by Chairman Louie A. Trujillo

ROLL CALL

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

Chairman Louie A. Trujillo offered a moment of silence in thanksgiving for all the employees at the City. He stated he is glad everyone is back at work and everyone is healthy and he prays they stay that way. He prayed for all the employees who were sick and their families and that this is over and they never have this happen again. Chairman Trujillo prayed for Charlie Gallegos for his 30 years of service to the City of Las Vegas, one of the hardest working employees he has seen in a long time. He prays his retirement goes smoothly and that he and his wife enjoy his retirement for a long time.

APPROVAL OF AGENDA

Commissioner David Romero made a motion to approve the agenda as presented. Commissioner Michael Montoya seconded the motion.

Chairman Louie Trujillo asked for a roll call. Roll call was taken and reflected the following.

Commissioner Elaine Rodriguez	Yes
Commissioner Michael Montoya	Yes
Commissioner David Romero	Yes
Commissioner David Ulibarri Jr.	Yes

Barbara Padilla re-read the motion and advised the motion carried.

APPROVAL MINUTES

Commissioner David Romero made a motion to approve the minutes of August 19, 2020. Commissioner David Ulibarri Jr. seconded the motion.

Chairman Louie Trujillo asked for a roll call. Roll call was taken and reflected the following.

Commissioner David Romero	Yes
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Commissioner Michael Montoya	Yes
Commissioner Elaine Rodriguez	Yes
Commissioner David Ulibarri Jr.	Yes

Barbara Padilla re-read the motion and advised the motion carried.

PUBLIC INPUT

None at this time.

PRESENTATION

Charlie Gallegos – 30 years of dedicated service to the City of Las Vegas Housing Authority.

Executive Director Terry Baca presented a plaque to Charlie Gallegos which stated: 30 years of service to Charlie Gallegos in recognition of your hard work and loyal service to the Housing Authority throughout the years, we appreciate you. Thank you, City of Las Vegas, September 2020.

Mr. Gallegos was applauded by the Commission and audience. Chairman Trujillo asked if Mr. Gallegos would like to say a few words. Charlie Gallegos stated he enjoyed working for the City of Las Vegas. He thanked them for his job. He stated he learned a lot and gained experience throughout his time. He stated he loved his job and was always busy working on vacant units and remodeling. Charlie noted that when Las Vegas Housing competed in competitions at training events, Las Vegas Housing always took first place. He took a lot of pride in this and said they were looked up to by many other maintenance staff.

Executive Director Baca stated that Charlie's skills and knowledge would be hard to replace.

Commissioner Michael Montoya stated he would like to thank Charlie Gallegos for being involved in the boxing program back in 2006. He stated Charlie was very involved and they helped him out with a place to have boxing for the kids and so forth. He stated Charlie has always given his all and working for 30 years is like a marriage, and it's tough. Commissioner Montoya thanked Charlie again for his years of service with the City.

Housing Site Manager, Barbara Padilla stated it has been an honor for her to work with Charlie all these years. She stated after working together all these years they become like family. She stated Charlie's has always done a stellar job and the department is going to be at a loss without Charlie.

Executive Director Baca stated that Charlie was one of the first people he met when he came into housing, and Charlie is a friend to everyone.

Commissioner Elaine Rodriguez asked Charlie if he was a boxer himself. Charlie stated, yes ma'am. He was a boxer and kick boxer who fought in Canada and other places. He stated he tried hard to keep kids off the streets and away from drugs and all that by getting them involved in boxing.

HOUSING AUTHORITY FINANCE REPORT

Natasha Martinez presented the Housing Department Revenue and Expenditure report thru August 31, 2020. Ms. Martinez stated two months have lapsed. They are at 17% of the fiscal year. Dwelling rent is right along what they were expecting. They have billed out \$91,781. For operating subsidy that has been allocated to this area, it is \$116,497. Housing other income is low right now because of the moratorium on evictions, for one, and they are not charging late fees because of the new CDC regulations that were just passed. The transfer in that they have received is \$61,037 from the repayment agreement. Ms. Martinez stated she got to meet with Mandy Griego, who is now going to be in field operations in DC. So the Mandy they all know and love that used to work in their field office in Albuquerque is actually going to be working in field operations in Headquarters. She is going to be one of the one's overseeing the Albuquerque field office.

Natasha stated that before Mandy left she did share with her the repayment agreement. She stated that Chris Kunis who is in the office of General Council OGJ did state that in the repayment agreement there are going to be favorable terms. Ms. Martinez stated she is not allowed to discuss them in a public meeting, but they will be favorable to the City's benefit. Ms. Martinez stated if this is something the Commission feels needs to be discussed they can, but not in an open meeting.

Natasha Martinez stated as far as transferring in from Capital Fund, because of the transfer going on, at the end of the year, only the expenses that were drawn down from capital fund won't be done so they don't have a large bank account to be transferred over. Ms. Martinez stated for employee expenses they had budgeted \$123,693, actual to date is \$102,622. She stated as they all know, both Terry Baca and herself are funded through a different agency so the employee expenses don't count for either of them. For operating expenses it is at \$53,022. Those numbers are a little low but they have not got the billing from Northern because they are still netting out the work she did when she was a City employee doing work for Northern.

DISCUSSION – Update on Transfer to Northern Regional Housing Authority.

Executive Director Terry Baca stated at this point, the Las Vegas portion of the transfer has been submitted to HUD with the exception of the title search. He stated as they know they are also transferring the Raton Housing Authority into the Regional. He stated they are having a little snag there because of the structure being a little different than the Las Vegas HA.

ED Baca stated he has to meet with the Northern Regional Board to get jurisdictional approval within the city. Other than that, everything is going well. Once they get the letter from the attorney it is in HUD's hands where they will do the review and decide if there is anything else they need. Mr. Baca stated he has done transfers before and does not anticipate there being any issues.

Natasha Martinez, Deputy Director, stated they met with the City Attorney, City Manager, HR Director and IT as well as the Finance Director to go over some of the transitions that will be occurring. They have a set date for the Housing employees to be City of Las Vegas employees on September 25, 2020. September 26, 2020, the Northern Regional Housing Authority will be assuming responsibility for the employees. For IT services, this will be transferred on October 14th and 15th.

ED Baca stated he has met with the staff and answered any questions they had. He stated if any individual had an issue, he sat with them and made sure they were comfortable with what was going on or any questions they had. Chairman Trujillo asked if it was the same retirement plan. ED Baca stated, yes. Ms. Martinez stated they will now be on a Municipal plan, 4 and the City is on Municipal plan 3. They will be working with the employee's salaries to compensate for the changes. The insurances are almost exactly the same as what the City has. They are trying their best to get the best possible benefits for all the employees of the Northern Regional Housing Authority.

Commissioner David Romero asked if there is a presentation they need to do in DC regarding the transfer. ED Baca stated in the transfers he has been involved in, they have not had to, but they can do something like that if the Commission wishes to. Ms. Martinez reminded the commission that this transfer was one of the recommendations from the DC office when the evaluation came back, was this consolidation. Ms. Martinez stated it is also helping with the repayment of the houses, which they cannot discuss in an open meeting. She stated this is something they can discuss in executive session if they wish.

Commissioner Elaine Rodriguez had a question on the monthly report regarding the number of outstanding work orders. She asked if that was a common number for outstanding work orders. ED Baca stated right now they are mainly doing emergency work orders because of COVID-19, so that number will change.

HOUSING DIRECTORS MONTHLY REPORT

Executive Director Terry Baca stated he has given his report on the transfer information and asked if there were any other questions for the commission.

Chairman Louie Trujillo asked if there was anything in the report he needed to alert them about. ED Baca stated no, it is pretty straight forward. They did complete the stucco project and they are working on the soffit replacement. He stated they will be adding 10 more units online that will be rehabbed. There is a lot of things going on that will be a good improvement to the program. Chairman Trujillo asked ED Baca if he has had an opportunity to look at all the units. ED Baca stated he has been in a lot of the units, saying at one time he did a physical needs assessment for the Las Vegas Housing Authority when he was hired as an independent contractor for an architect out of Albuquerque. ED Baca stated he is familiar with was the units in Las Vegas.

Commissioner David Ulibarri asked ED Baca if he heard any concerns from the tenants living in the units about him being the new Director or any other concerns. Deputy Director Natasha Martinez stated they did change the newsletter to include Mr. Baca as the new Executive Director, but because of direction they have received from HUD on how they have to go about the social distancing, they have not had a lot of contact with residents, this includes not having gone into units to conduct annual inspections. Normally they would have done a meet and greet but due to the current circumstances they have not. ED Baca stated as soon as they are able to, they will do something with the residents.

Commissioner Ulibarri stated he is sure there are some concerns from the tenants. ED Baca expressed that he knows it is a big change for the residents, as well as for the staff. He hopes it is all positive. He knows there will be hurdles to go over but overall they hope to provide better service to all residents. He stated without the residents they would not have jobs.

Commissioner Michael Montoya stated there is a homeless problem in this community and a lot of it has to do with the River Walk. He stated on behalf of the City they are going to be treating it like any other park and following the ordinance. He asked if Washington considers any of these homes for homeless people in an emergency because they have nowhere to go. ED Baca stated unfortunately they have the same issue in Raton. He stated there is nothing they can do within the Housing Authority because of background checks and they do need to meet the criteria. He stated they may be able to partner with someone in helping. Ms. Martinez stated the new thing that came out with the CDC about a week ago with the moratorium that passed, it was actually to prevent homelessness. She stated due to the moratorium they cannot evict due to non-payment of rent regardless of financial situation. This was HUD's way of trying to work on the homelessness initiative. She stated they do have homelessness programs which, until the transfer is complete and they are one large Housing Authority, they cannot apply for. Commissioner Montoya stated it has become a real issue and they have a large number of citizen that are pumped up about fixing up the Gallinas River and doing some improvements for all ages of people to go enjoy. He stated he does not know what the solution is, but he hoped that Housing would be able to assist in some kind of programs because the Samaritan House is giving out services, even giving out tents, which is not the answer. ED Baca stated there are some organizations in Taos that work with homeless so hopefully they can expand some of their services. He stated this is not only a problem in Las Vegas, it is a problem in Raton as well.

Commissioner Montoya asked if they partner with the Samaritan House in Las Vegas. Deputy Director Martinez stated they can't because of the funding source they are paid through. She explained they can partner in the sense of showing them a list they have but they can share recourses if the people applying allow them to. She stated there is a lot of red tape that needs to be crosses. She stated they have taken applications to the Samaritan House as well as to some people who were living in a camping trailer. It's a matter of the follow through from them. A lot of times the applications are not returned. Ms. Martinez stated some people don't want their information in the system so they won't do the paperwork and often times some people don't want the help. Chairman Trujillo agreed.

Commissioner Montoya asked if they have talked about the future of the Mills Ave. property. Ms. Martinez stated it is mentioned in the 5 year plan. ED Baca stated at this point they have not discussed the Mills Ave. property. He would like to first get more into the workings of the Housing Authority before they start making big plans for that area. He stated one of the reasons for this merger is that it makes them a large housing authority which makes them more desirable for development.

COMMISSIONERS REPORT

Commissioner David Ulibarri asked ED Baca if he could take a look at the wall on Hot Springs Blvd. He stated there is a wall there between housing and Daylight Donuts. He stated he spoke to Natasha and Barbara about it and he thinks they were working to see if there was something they could do with it. He stated it is almost to fall and the property owner is very concerned about it. ED Baca stated he will take a look at it.

EXECUTIVE SESSION

Commissioner David Romero made a motion to enter into executive session in the matters pertaining to the discussion of the sale and acquisition of real property, as permitted by Section 10-15-1(H)(8) of the Open Meetings Act, NMSA 1978. Commissioner Michael Montoya seconded the motion.

Chairman Louie Trujillo asked for a roll call. Roll call was taken and reflected the following.

Commissioner David Ulibarri Jr.	Yes
Commissioner Elaine Rodriguez	Yes
Commissioner David Romero	Yes
Commissioner Michael Montoya	Yes

Barbara Padilla re-read the motion and advised the motion carried.

Commissioner Michael Montoya made a motion to end the executive session. Commissioner Rodriguez seconded the motion.

Chairman Louie Trujillo asked for a roll call. Roll call was taken and reflected the following.

Commissioner Montoya	Yes
Commissioner Romero	Yes
Commissioner Rodriguez	Yes
Commissioner Ulibarri Jr.	Yes

Barbara Padilla re-read the motion and advised the motion carried.

Commissioner David Romero stated for the record only matters pertaining to the discussion of the sale and acquisition of real property, as permitted by Section 10-15-1(H)(8) of the Open Meetings Act, NMSA 1978 and no action was taken.

Commissioner David Romero made a motion to return to regular session. Commissioner David Ulibarri Jr. seconded the motion.

Chairman Louie Trujillo asked for a roll call. Roll call was taken and reflected the following.

Commissioner Michael Montoya	Yes
Commissioner David Ulibarri Jr.	Yes
Commissioner Elaine Rodriguez	Yes
Commissioner David Romero	Yes

Barbara Padilla re-read the motion and advised the motion carried.

ADJOURN

Commissioner David Romero made a motion to adjourn the meeting. Commissioner David Ulibarri Jr. seconded the motion.

Chairman Louie Trujillo asked for a roll call. Roll call was taken and reflected the following.

Commissioner Elaine Rodriguez	Yes
Commissioner David Ulibarri Jr.	Yes
Commissioner Michael Montoya	Yes
Commissioner David Romero	Yes

Barbara Padilla re-read the motion and advised the motion carried.



Chairman of the Board of Commissioners

ATTEST



Casandra Fresquez, City Clerk